

# TYPE II REVIEW/OPTIONAL SEPA AND LIKELY DETERMINATION OF NON-SIGNIFICANCE

(Form DS1303)



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## NOTICE OF DEVELOPMENT REVIEW APPLICATION (Type II) AND LIKELY SEPA DNS

The Clark County Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Chapter 18.600, and other applicable laws as listed below. The County, as SEPA lead agency, expects to issue a **Determination of Non-Significance (DNS)**.

**Project Name:** Yoder Short Plat

**Case No:** PLD2003-00031; SEP2003-00058; ARC2003-00015;  
FLP2003-0015

**Request:** Short Plat Approval, SEPA Review, Archeological  
Determination and Flood Plain Permit

**Description:** The applicant is requesting to short plat an approximate  
12.90-acre parcel into 2 single-family residential lots

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Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. However, the proposal may already include impact mitigation measures in conformance with adopted development standards and applicable laws noted below. In addition, the development review process may result in mitigation measures being incorporated or required as a condition of approval. A copy of the combined Development Review/SEPA Checklist Review Staff Report and SEPA Threshold Determination, when completed, will be available for viewing at 1408 Franklin Street, Vancouver, and may be obtained upon request.

A SEPA threshold determination is required by state law and Clark County Code (CCC), Section 20.06.030. Based on a review of the submitted application materials, the County expects to issue a Determination of Non-Significance (DNS) for the proposal pursuant to the "optional DNS process" allowed by state law and CCC 20.06.045.

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**Location:**

2107 NW Hayes Road

**Applicant/Representative:**

Sandy J. Yoder  
2107 NW Hayes Road  
Woodland, WA 98674  
(360) 225-7594

**Contact Person:**

Neill Real Estate Services LLC  
Attn: Bruce Neill  
12913 NE 41<sup>st</sup> Street  
Vancouver, WA 98682  
(360) 260-1028; (360) 254-1847 FAX  
E-mail: [BruceNeill@aol.com](mailto:BruceNeill@aol.com)

**Staff Contact:**

Dan Carlson, Extension 4499

**Neighborhood Contact:**

North Fork Lewis River Neighborhood Association  
David Petersen, President  
C/O Paul Sorenson  
4303 NW 402 Street  
Woodland, WA 98674  
263-5353

**Legal Description of Property:**

(Parcel Numbers 252226000 & 252236000) Southwest Quarter of Section 9, Township 5, Range 1 East of the Willamette Meridian, Northwest Quarter of Section 16, Township 5 North, Range 1 East of the Willamette Meridian

**Plan/Zone Designation:**

R-5

**Approval Standards/Applicable Laws:**

Clark County Code Chapters: Section 12.05A (Transportation Standards); Section 12.41 (Transportation Concurrency); Section 13.04 (Flood Control District); Section 13.29 (Stormwater & Erosion Control Ordinance); Section 13.36 (Wetland Protection Ordinance); Section 13.51 (Habitat Conservation Ordinance); Title 15 (Fire Code); Title 17 (Land Division); Section 18.65 (Impact Fees); Section 18.303A (Rural Districts); Section 18.327 (Floodplain Combining Districts); Section 18.411 (Interpretations and Exceptions); Section 18.600 (Procedures); Title 20 (SEPA); and Title 24 (Public Health).

## **Application & Fully Complete Date:**

Application Filed: 5/29/03

Fully Complete: 6/18/03

## **SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

## **Timelines/Process:**

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Dan Carlson, at (360) 397-2375, Ext. 4499, or the Public Service Center, Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

## **Appeals:**

Appeals of the SEPA threshold determination must be made in writing and accompanied by a **\$175** appeal fee, within fourteen (14) calendar days of the issuance of the threshold determination. NOTE: This notice does NOT constitute a threshold determination. It is only the notice of a potential determination that will be made after the comment period expires.

Appeal procedures for SEPA decisions can vary according to the type of decision being reached. Please contact the Community Development Department with questions about appeals.

## **Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the final SEPA threshold determination

and development review staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

No additional comment period will be provided, unless probable significant environmental impacts are identified during the review process that would require additional study or special mitigation.

Anyone who submits comments to the County in response to this notice will be considered a party of record and will be mailed a copy of that staff report and determination.

Please address your comments to:

**Attn: Dan Carlson  
Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

**Or contact Dan at [Daniel.Carlson@clark.wa.gov](mailto:Daniel.Carlson@clark.wa.gov)**

**Date of this Notice: July 1, 2003**

<p><b><u>Closing Date for Public Comments:</u></b> <b>July 15, 2003</b></p>
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***(This notice is being provided to agencies with jurisdiction, including the Department of Ecology, affected tribes, and local agencies whose services would be impacted by implementation of this proposal.)***